

Appendix J

Parks and Open Space

APPENDIX J

URBAN DESIGN: PARKS AND OPEN SPACE

Existing Open Space Resources

Downtown's existing inventory of open space resources is varied and includes features that are either publicly or privately owned, but accessible to the public. While available open spaces range in size, there are only a few large public open spaces. The largest include Freeway Park and Waterfront Park/Seattle Aquarium, which are located on the extreme edges of the Commercial Core, and to some degree lack visibility and easy accessibility to much of Downtown's working and residential population. Smaller spaces are scattered throughout the study area, usually connected to government buildings or private commercial developments and serving the daytime workers. The inventory of existing open space resources located within the study area and over 10,000 square feet in size is provided below in Table J-1.

Known additions to Public Open Space Resources

Table J-2 lists publicly accessible open spaces included in projects now under construction, in the permit pipeline, or in the preliminary planning stages. The locations of these projects are shown on Figure J-1. Projects that provide public open space for a floor area bonus were subject to provisions in effect prior to the revisions of the bonus program in July 2001. The most significant contribution to the supply of public open space in the study area is from public projects; open space on the Federal Courthouse, City Hall, Public Safety Building, and Convention Place TOD sites accounts for almost 60 percent of the additional space (2.6 acres). The open spaces listed in Table J-2 are assumed to be part of the future supply of open space in all of the Alternatives analyzed in this EIS.

Potential Public Open Space Added Through Development Incentives (Floor Area Bonuses and TDR)

The densities for Downtown development can be increased through incentives for creating public open space. In Alternative 1 (and other three alternatives), developers can increase project floor area through bonuses for providing open space amenities on the development site, or under recently adopted transfer of development rights (TDR) provisions, transferring floor area to the development site from new public open space locations. The Downtown Land Use Code limits the amount of floor area that can be gained through these options in relation to bonus and TDR options for housing and childcare.

The same amount of floor area can be gained above the base FAR using either open space floor area bonuses or open space TDR, or a combination of the two. It should be noted that these amounts, shown on Tables J-3 and J-6 below, are not additive; if open space TDR were used up to the maximum allowed, there would be no additional floor area that could be gained through the open space floor area bonus option. In reality, future projects will likely use some combination of open space bonuses and open space TDR to gain the additional floor area these options allow above the base FAR, as well as other "non-open space" options, including within-block TDR, landmark TDR, and bonuses for human services, street level retail use, short-term parking and other public benefit amenities.

Table J-1
Existing Open Space Resources in Study Area
 (Open spaces 10,000 sq. ft. or greater)

Commercial Core	
Name/Location	Size
Public Properties	
Freeway Park	218,000 sf
Westlake Park	28,000 sf
City Hall Park	36,000 sf
Henry M. Jackson Federal Office Building	30,000 sf
Old Federal Courthouse Lawn	30,000 sf
New City Hall Plaza*	20,000 sf
Pier 62/63	60,000 sf
Victor Steinbrueck Park	35,000 sf
Waterfront Park and Seattle Aquarium	170,000 sf
Benaroya Hall 2 nd Ave./University St. plazas	17,000 sf
Public Spaces on Private Properties	
Westlake Plaza at Westlake Center	10,000 sf
1001 4 th Avenue Plaza	10,000 sf
Rainier Square Rooftop Park	10,000 sf
Bank of America 5 th Avenue Plaza	10,000 sf
IBM Building 5 th and University plaza	10,000 sf
One Union Square	12,000 sf
Two Union Square	22,000 sf
Wells Fargo Center 2 nd Avenue Plaza	12,000 sf
Harbor Steps	15,000 sf
Washington Mutual Tower 2 nd Avenue, plaza and roof terraces	10,000 sf
Subtotal	765,000 sq. ft. (17.5 acres)
Denny Triangle (& portions of DMC 240' zone on south, east edges of Belltown)	
Public Properties	
Convention Place Station Plaza	10,000 sf
New Federal Courthouse Plaza*	42,000 sf
Public Spaces on Private Properties	
Metropolitan Park Plaza North	20,000 sf
Metropolitan Park Plaza South	18,000 sf
1600 Bell Plaza	10,000 sf
Subtotal	100,000 sq. ft. (2.3 acres)
Total for study area	865,000 sq. ft. (19.8 acres)

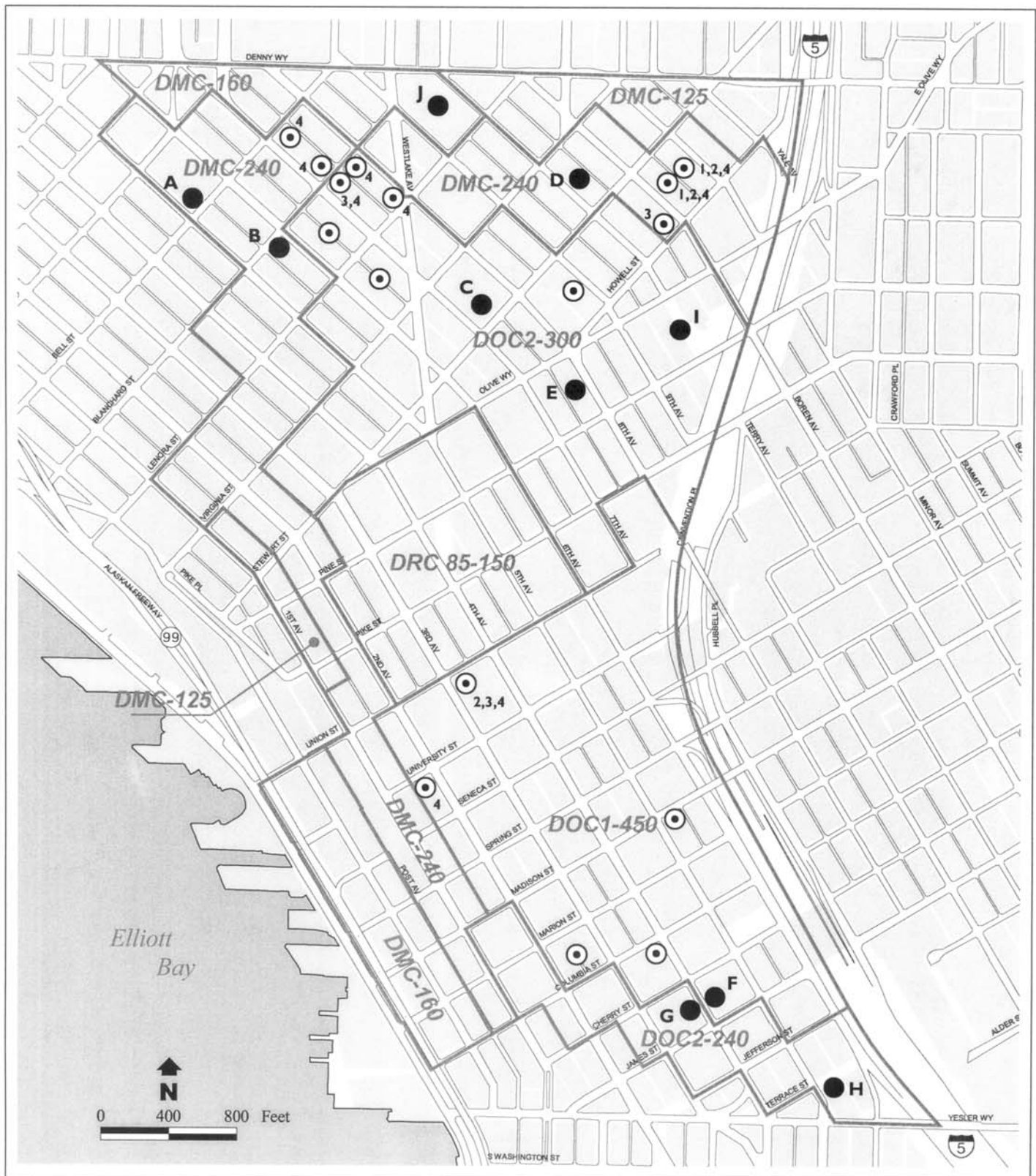
*Public projects under construction or committed

Table J-2
Proposed Open Space Improvements in Known Projects - All Alternatives

Project	Zone and Locations	Type of open space	Size (approximate)
2300 5 th Avenue	DMC 240 Denny Triangle	Plaza	20,000 sf
2119 6 th Avenue	DMC 240 Denny Triangle	Parcel park	3,117 sf
Convention Place TOD site	DOC 2 300 Denny Triangle	Plaza	20,000 sf (estimate; net gain accounting for loss of existing plaza)
Stewart Place	DMC 240 Denny Triangle	2 plazas	15,000 sf
2200 Westlake (Quinton Instruments site)	DMC 160 Denny Triangle	Project open space (not bonused)	18,000 sf
8 th and Olive 1635 Olive Way	DOC 2 300 Denny Triangle	Parcel park	6,000 sf
Public Safety Building site*	DOC 2 240 Commercial Core	Potential joint development of private commercial building and public plaza	30,000 sf
5 th and Yesler (Project 33) and King County "Goat Hill" development	DOC 2 240 Commercial Core	North Hillclimb (Hillside terrace on Terrace Street right-of-way extending from 5 th to 6 th Aves.	7,235 sf
		South Hillclimb (vacated right-of- way at corner of 5 th Ave and Yesler Way)	4,990 sf
		Public open space area located in vacated alley right-of-way	5,550 sf
TOTAL			129,892 sf (3.0 acres)

* Plans have not been finalized for redevelopment of the Public Safety Building site. One possible redevelopment scheme under consideration would allow private development on a portion of the site, while retaining a large share of the site for use as public open space complementing the plaza on the redeveloped City Hall block across the street.

Open Space Floor Area Bonuses. Under current zoning, commercial projects in the DOC 1, DOC 2, and DMC zones in the affected area can increase permitted floor area up to specified amounts through bonuses for providing certain open space features, including plazas, parcel parks, and hillside terraces. Projects making improvements to Green Streets can also gain additional floor area. To estimate the amount of public open space that might be provided through floor area bonuses, the amount of floor area that could be gained through such bonuses was estimated for the redevelopment sites identified in each of the alternatives and added to the amount of open space provided in known projects, shown on Table J-2 above. The estimates, shown on Table J-3 below, assume that except for the required use of landmark TDR, the amount of floor area allowed to be gained through non-housing bonuses and other TDR is gained through bonuses for open space amenities provided on-site at a 5:1 bonus ratio. In Alternatives 3 and 4, it was assumed that all development in the DMC zone gained all floor area above the base FAR using the option to provide open space for a bonus.



PROJECTED ADDITIONS TO OPEN SPACE SUPPLY

FIGURE J-1

● Open space included in current projects

⊙ Potential open spaces related to potential projects on redevelopment sites

**Strategic Planning Office
City of Seattle
May 21, 2002**

- | | |
|----------------------|------------------------------------|
| A 2300 5th Avenue | F New City Hall |
| B 2121 6th Avenue | G Public Safety Building Site |
| C Federal Courthouse | H 5th and Yesler |
| D Stewart Place | I County Convention Place TOD Site |
| E 8th and Olive | J 2200 Westlake |

(unless a specific alternative is indicated by number, potential projects are included in all alternatives)

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Table J-3
Potential Supply of Public Open Space Added Through Use of Floor Area Bonuses

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Estimated amount of open space that could be added if all projects used floor area bonus for on-site open space*	229,924 sf (5.3 acres)	275,005 sf (6.3 acres)	421,277 sf (9.7 acres)	489,351 sf (11.2 acres)

*Excludes floor area required to be gained through landmark TDR, where applicable

Table J-4 provides a more detailed assessment of the additional public open space that might be achieved through future development on redevelopment sites, based on the prototypes of potential project configurations. Assumptions about whether open space would be included in a project were based on a number of factors, including: 1) site size--larger sites have sufficient room to accommodate open space features more easily; 2) development requirements, such as required setbacks that create opportunities for siting open space; 3) direct incentives to include open space on a site, such as the requirement to provide open space in order to increase the height of a project or providing public open space to meet the open space requirement and receive a floor area bonus; and 4) typical treatment of open space in actual projects with site and development program characteristics similar to those of projected projects. Under this more detailed assessment, fewer sites included open space, and on several sites where open space was provided, it was smaller than the maximum bonusable amount allowed. The locations of these projects are also shown on Figure J-1 above.

Conditions under Alternative 1 suggest that less open space would be provided on development sites than the other alternatives -- 1.7 acres in Alternative 1 compared to 1.9 acres in Alternatives 2 and 3 and 2.9 acres in Alternative 4. This would occur partly because the higher allowable development densities would require fewer development sites to accommodate the projected growth, thereby reducing opportunities for siting open space on private development sites.

On sites that do accommodate open space, the higher densities allowed may require more site coverage to accommodate permitted development floor area, which reduces the likelihood that open space will be provided on the site, or results in smaller open spaces. Furthermore, there are no provisions *requiring* open space in order to build to the highest height allowed, as is the case in Alternative 4, and to a lesser extent, Alternative 3. While Alternatives 2 and 3 show slightly more open space than Alternative 1, the difference is not significant.

**Table J-4
Publicly Accessible Open Space in Projected Projects**

Project	Zone and Locations	Type of open space	Alternative	Size (approximate)
Project 34 4 th Ave btwn Columbia and Cherry Streets	DOC 1 450 Commercial Core	Hillside terrace along Columbia Street	1, 2, 3, 4	3,360 sf
Project 35 Seattle Trust Court site	DOC 1 450 Commercial Core	Hillside terrace in view corridor setback area along Marion St Plaza/hillside terrace on corner of Columbia St and 3rd Ave	1, 2, 3, 4	5120 sf 7,000 sf
Project 37 College Club site	DOC 1 450 Commercial Core	Hillside terrace along Madison Street	1, 2, 3, 4	2,400 sf
Project 39 Post Office site	DOC 1 450 Commercial Core	Plaza/transit tunnel access at corner of 3 rd Ave and Unions St	2, 3, 4	7,120 sf
Project 48 5 th Ave and Lenora St	DMC 240 Belltown	Parcel park midblock	4	3,920sf
Project 49 6 th /7 th Aves and Lenora/Virginia	DOC 2 300 Denny Triangle	Plaza midblock	1, 2, 3, 4	20,000 sf
Project 50 6 th /7 th Aves and Lenora/Blanchard	DOC 2 300 Denny Triangle	Plaza midblock	1, 2, 3, 4	20,000 sf
Project 52 7th Ave btwn Lenora and Blanchard	DOC 2 300 Denny Triangle	Parcel park	3, 4	6,480 sf
Project 53 8 th Ave btwn Lenora and Blanchard	DOC 2 300 Denny Triangle	2 parcel parks	4	12,000 sf
Project 57 Greyhound Bus Terminal site	DOC 2 300 Denny Triangle	Parcel park mid-block	1, 2, 3, 4	6,000 sf
Project 63 Boren between Howell and Stewart	DMC 240 Denny Triangle	Corner plaza/parcel park in Alternative 4 Mid-block parcel parks in Alternatives 1, 2	1, 2, 4	12,000 sf (Alt 4) 5,000 sf (Alts. 1, 2)
Project 65 7 th Ave between Blanchard and Bell	DMC 240 Denny Triangle	Parcel park abutting Blanchard Green Street	4	12,000 sf (Alt 4) 5,000 sf (Alts. 1, 2)
Project 71 2nd Ave btwn University and Seneca	DOC 1 Commercial Core	Hillside terrace along University Street in view corridor setback	4	7,000 sf
Project 73 Boren Ave, btwn Howell and Stewart	DMC Denny Triangle	Corner plaza or parcel park	3	3,240 sf
TOTAL	Alternative 1	Alternative 2	Alternative 3	Alternative 4
	73,880 sf (1.7 acres)	81,000 sf (1.9 acres)	83,480 sf (1.9 acres)	127,640 sf (2.9 acres)

Use of Open Space Transfer of Development Rights (TDR). Another incentive for increasing the supply of public open space Downtown is open space TDR. Under this approach, developers do not provide the open space on their project site, but instead acquire development rights from public open space sites at another location and "transfer" them to their site to increase floor area. The advantage of this incentive is that its use is not limited to larger sites or constrained by other physical limitations that may make it impractical to provide open space on the project site for a bonus. However, it does require that a supply of open space TDRs be available for purchase. Table J-5 provides estimates of the available supply of open space TDR from potential sending sites.

**Table J-5
Potential Supply of TDR from Potential Open Space Sending Sites**

Likely Open Space TDR sending sites	Site Area	Open Space Area	Available TDR
Olympic Sculpture Park	271,390 SF (includes 10 Broad St. site)	271,390 SF	1 FAR = 271,390 SF
Seattle Civic Center City Hall Site	59,538 SF	18,821 SF to 24,019 SF (depending on how "roof top" open space is considered)	Alternatives 2,3 and 4: 6 FAR = 357,228 SF – building floor area (210,000 SF) = 147,228 SF Alternative 1: 7 FAR = 206,766 SF
Seattle Civic Center Public Safety Building Site	57,310 SF	Approximately 30,000 SF	Alternative 4: 96,550 SF Alternatives 1, 2, 3: 204,617 SF
<i>Sub-total</i>			<i>515,168 SF to 682,773 SF</i>
Possible additional TDR sending sites (identified in neighborhood plan, and/or preliminary interest expressed in open space development)			
Westlake Circle*	21,457 SF	21,457 SF	Alternatives 2, 3 and 4: 5 FAR = 107,285 SF Alternative 1: 7 FAR = 150,199 SF
Olive/Howell Triangle*	East of Terry: 47,811 SF West of Terry: 24,037 SF	East of Terry: 47,811 SF West of Terry: 24,037 SF	Alternative 2,3, 4: 5 FAR = 239,055 SF east of Terry 120,185 SF west of Terry Alternative 1: 7 FAR = 334,677 SF east of Terry 168,259 SF west of Terry
<i>Sub-total</i>			<i>466,525 SF to 653,135 SF</i>
TOTAL			981,693 SF to 1,335,908 SF

*Proposed open space sites identified in Denny Triangle Neighborhood Plan

Since the amount of development rights available to transfer is determined by the base FAR of the open space sending site, increases to the base FAR proposed in Alternative 1 results in the greatest supply of open space TDR—over 1.3 million square feet.

The potential supply of open space TDR under the various alternatives is estimated to range from 981,693 square feet to 1,335,908 square feet. The amount of open space TDR that could potentially be used by projected development over the next 20 years is shown under the various alternatives on Table J-6 below.

The estimates are based on the assumption that, except for the required use of landmark TDR, the amount of floor area allowed to be gained through non-housing bonuses and other TDR is gained through open space TDR.

Table J-6
Maximum Amount of Open Space TDR That Potential Receiving Sites Can Acquire

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Amount of development rights from public open space sites that could be accommodated on "receiving sites" in study area if all projects use maximum amount of open space TDR allowed*	1,149,619 sf	1,375,026**	2,106,384**	2,446,753 sf***

*Assumes total amount of floor area that can be gained through non-housing bonuses and TDR is used for open space TDR (excluding amount required for use of landmark TDR)

**Includes use of open space TDR to gain first FAR above the base in DOC 1 and DOC 2, as well as 25% of additional floor area in DOC 1, DOC 2, and DMC zones.

***Includes use of open space TDR to gain first FAR above the base, as well as 25% of additional floor area in DOC 1 and DOC 2; assumes all floor area above the base in DMC is gained through open space TDR.

While increasing the base FAR under Alternative 1 increases the supply of TDR to transfer, it also reduces the overall amount of floor area that can be received on development sites relative to the other Alternatives. However, in all cases, given the range of bonus and TDR options available to gain floor area above the base FAR, the potential supply of TDR is likely to exceed demand in all alternatives.

Contributions to Amenity Credit Fund under Denny Triangle TDC Program

Within the Denny Triangle, residential or mixed-use projects participating in the transfer of development credits (TDC) program to gain additional height are required to provide public amenities like open space or Green Street improvements, or contribute to a fund to be used to provide such amenities in the neighborhood. The contribution to the amenity credit fund is currently established at five dollars per square foot for each square foot of floor area added above the mapped height limit. Table J-7 below provides an estimate of the contribution by alternative based on the amount of floor area projected to be gained through this incentive. Under Alternative 1, the TDC program is assumed to be terminated because of the greater height increases proposed throughout the Denny Triangle. In Alternatives 2 and 3, the program would be retained in some areas of the Denny Triangle where additional height increases are not proposed.

Table J-7
Contributions to Amenity Credit Fund through Participation in TDC Program

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Total square feet of residential floor area gained through TDC	NA	232,900 sf (274 units)	701,250 sf (825 units)	850,850 sf sf (1,001 units)
Contribution to amenity credit fund at current rate of \$5 per square foot	NA	\$1,164,500	\$3,506,250	\$4,254,250

Open Space Requirements

Downtown development is subject to requirements for open space or common recreation area according to use. Hotel and retail uses are not subject to any type of open space requirement.

Office Open Space Requirement. Under the office development requirement, 20 square feet of open space is required for every 1,000 square feet of office space in a project. Table J-8 below indicates the total amount of open space that projected office development over the next 20 years would be required to provide under the four alternatives.

Table J-8
Required Open Space for Projected Office Development - 2000 and 2020*

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Total square feet of office space	17,175,036	16,864,155	16,923,900	17,002,603
Total amount of open space required	343,501 sf (7.9 acres)	337,283 (7.7 acres)	338,478 sf (7.8 acres)	340,052 sf (7.8 acres)

*This estimate includes projects recently completed, permitted and projects, since all would be subject to the same requirement.

Since the projected amount of office development is essentially the same for all alternatives, there is no significant difference between the alternatives in terms of the amount of open space required. Furthermore, the requirement applies to total project floor area and therefore is not affected by any differences among the alternatives in the base FAR limits.

Open space provided to meet the requirement is intended for the use of building occupants, and does not need to be accessible to the general public. However, if publicly accessible open space is provided, it may be eligible for a floor area bonus, creating an incentive for developers to accommodate public access. Consequently, there is likely to be some overlap between the amount of open space required and the amount of public open space assumed to be provided in projected projects.

Common recreation area requirement for residential use. In projects with over 20 dwelling units, residential use is subject to a common recreation area requirement. The amount of area required is calculated as 5 percent of the project's total gross floor area in residential use. Up to 50 percent of the required common recreation area may be provided as enclosed space, and on sites abutting a Green Street, up to 50 percent of the common recreation requirement may be met through participation in Green Street improvements.

Within the Denny Triangle, residential floor area gained through the transfer of development credit (TDC) program is exempt from the common recreation area requirement. Developers can contribute instead to an amenity credit fund used to provide public open space and Green Street improvements in that neighborhood.

Table J-9 below indicates the total amount of common recreation area that projected residential development over the next 20 years would be required to provide under the four alternatives.

Table J-9
Required Common Recreation Area for Residential Use

	Alternative 1	Alternative 2*	Alternative 3*	Alternative 4*
Total square feet of residential floor area	6,271,300 sf (7,378 units)	6,490,600 sf (7,636 units)	6,335,900 sf (7,454 units)	6,481,250 sf (7,625 units)
Total amount of common recreation area required	313,565 sf (7.2 acres)	312,885 sf (7.2 acres)	281,732 sf (6.5 acres)	281,520 sf (6.5 acres)

*Floor area gained through TDC exempt from common recreation area requirement

Comprehensive Plan Open Space Goals for Downtown

Within the 419 acres of the Commercial Core and Denny Triangle neighborhoods and 38 acre portion of the Belltown neighborhood comprising the study area, there are currently 4,204 housing units and 134,226 jobs. This translates into a gross housing density of 9.2 dwelling units per acre and a gross employment density of 294 jobs per acre. The addition of approximately 7,500 dwelling units and 64,188 jobs projected for the area over the next 20 years will increase these densities to 25.6 dwelling units per acre and 434 jobs per acre.

The Comprehensive Plan includes open space goals for Downtown neighborhoods that include goals for the overall amount of space desired for both the residential and employment populations, as well as the desired proximity of the open space to the populations served.

Open Space Goals for the Employment Population. The Comprehensive Plan establishes an open space goal for the downtown core of one acre of “Village Open Space” per 10,000 jobs (4.35 sq. ft./job). For the purposes of this analysis, the downtown core is defined as the study area zoned DOC 1, DOC 2, and DMC, as well as the retail core (DRC).

Residential open space goal. The goal for residents calls for 1 acre of village open space for each 1,000 households.

Open space distribution goal. The open space goals for both the residential and employment populations include distribution goals. Regardless of the overall amount of open space, all locations need to be within 1/8 mile of Village Open Space.

“Village Open Space” is generally described as public open space in the ¼ acre to ½ acre range (approximately 10,000 to 21,000 square feet). The Plan is not specific about the characteristics of village open space. It is possible that some non-City public space and some privately developed, bonused public spaces would qualify. However, the goals do call for at least one usable open space of at least one acre in size, a "Village Commons," for each urban center village with a growth target exceeding 2,500 households.

The Comprehensive Plan is not clear about whether the same open space can be counted towards meeting both the residential and employment open space goals. While the open space/recreational needs are likely to be different, it is reasonable to assume that there will be some overlap in the use of space by both populations. However, the extent to which this overlap can successfully meet the needs of both residents and workers will largely be a factor of design, location, and programmed use.

Table J-10 below shows the current status of the study area in terms of meeting open space goals.

Table J-10
Existing Open Space Conditions within the Study Area

Existing Conditions				
	Commercial Core Area: 276 acres	Edge of Belltown Area: 38 acres	Denny Triangle Area: 143 acres	Total Area: 457 acres
Amount of open space*	17.5 acres	0 acres	2.3 acres**	19.8 acres
Employment	107,705 jobs	7,221 jobs	19,340 jobs	134,226 jobs
Jobs/acre of open space	6,155 jobs/acre of open space	0 open space	8,409 jobs/acre of open space	6,779 jobs/acre of open space
Housing Units	2,280 units	997 units	927 units	4,204 units
Housing units/ acre of open space	126 units/acre of open space	0 open space	403 units/acre of open space	212 units/acre of open space

*includes committed projects like City Hall Plaza and Federal Courthouse Plaza

** does not include Denny Park, a 4.6 acre open space abutting the northwest corner of the neighborhood.

While the ratios of acres of open space relative to the employment and residential populations are well within the goals, the information on the chart does not address the distribution goal. Because of the distribution of projected growth under the four alternatives, it is most instructive to discuss potential impacts by Downtown neighborhood.

Denny Triangle. The Denny Triangle Urban Center Village is expected to receive over 60 percent of total employment growth and over 70 percent of total residential growth projected for the study area. Table J-11 below describes the amount of open space potentially added to the area through future development. Acreage of additional open space is based upon open space included in projects currently proposed, and estimates of open space that could be included in future developments. The open space projection is a conservative approximation and does not account for future public investments that may be made in the area. While the amount was derived primarily from anticipated use of bonuses for on-site amenities in future projects, the use of open space TDR could also be a factor. Under Alternatives 2, 3 and 4, funds potentially raised through the TDC program for investment in Denny Triangle open space amenities were not considered, under the assumption that this potential resource would likely be invested in Green Street improvements.

Table J-11
Projected Open Space Conditions for Denny Triangle

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Projected increase in amount of open space	2.3 + 2.7 = 5.0 acres	2.3 + 2.75 = 5.0 acres	2.3 + 2.2 = 4.5 acres	2.3 + 3.0 = 5.3 acres
Projected Employment	19,340 + 40,775 = 60,115 jobs	19,340 + 37,589 = 56,929 jobs	19,340 + 38,048 = 57,388 jobs	19,340 + 38,318 = 57,658 jobs
Jobs/acre of open space	12,023 job/acre	11,386 jobs/acre	12,753 jobs/acre	10,879 jobs/acre
Projected Housing Units	927 + 5,071 = 5,998 units	927 + 5,475 = 6,402 units	927 + 5,555 = 6,482 units	927 + 5,603 = 6,530 units
Housing units/acre of open space	1,200 units/acre	1,280 units/acre	1,440 units/acre	1,232 units/acre

Employment Goal. If projected employment growth occurred without any increase in open space, the resulting condition would be one acre of open space per every 25,000 jobs or more, falling far short of the goal of one acre for every 10,000 jobs. Added open space under all of the alternatives would result in conditions more consistent with the goals, with Alternative 4 performing the best.

Residential Goal. Existing open space in the Denny Triangle will provide less than half the amount desired to meet the goal with the projected residential growth. Under all alternatives, the amount of open space potentially be provided in future projects would bring the area closer to meeting the goal; however, all four alternatives fall short of achieving it. Furthermore, most projected open space is associated with private commercial development, and not likely to be well adapted to residential use.

In all the alternatives, the mixing of high density housing with employment activity in the same area may make it difficult to provide large open spaces usable to residents. With the greatest concentration of future housing likely in the portion of the neighborhood east of Westlake Avenue, the Green Street improvements in this area, improved access to Denny Park, and potential open space on the Convention Place Transit Station site may help serve the future residential population. Alternative 3 proposes zoning changes to concentrate residential development in the northeast corner of this area. This could provide the opportunity to site an open space in an area intended to function primarily as a residential neighborhood where the greatest concentration of housing would be expected.

Distribution Goal. A large portion of the Denny Triangle is currently not served by an open space within a 1/8-mile radius. The distribution of future development that might include usable public spaces will likely accomplish the desired distribution, with Alternative 4 performing slightly better than the others because of the greater number and wider distribution of projects including open space. However, on all alternatives, the type of open spaces provided through private development will be more oriented to the needs of the employment population.

Village Commons. At approximately one acre, the plaza of the new Federal Courthouse is the largest open space currently planned in the area, but its use is likely to be restricted. An open space as large as one acre is unlikely to occur as part of a private development, so unless there is significant public investment, the area is not likely to acquire an open space serving this function.

Commercial Core

Table J-12 describes projected open space conditions with future development in the Commercial Core.

Table J-12: Projected Conditions: Commercial Core

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Amount of open space with projected increases	17.5 + 1.1 = 18.6 acres	17.5 + 1.1 = 18.6 acres	17.5 + 1.1 = 18.6 acres	17.5 + 1.1 = 18.6 acres
Projected Employment	107,705 + 22,632 = 130,337 jobs	107,705 + 25,238 = 132,943 jobs	107,705 + 24,918 = 132,623 jobs	107,705 + 24,095 = 131,800 jobs
Jobs/acre of open space	7,007 jobs/acre	7,147 jobs/acre	7,130 jobs/acre	7,086 jobs/acre
Projected Housing Units	2,280 + 423 = 2,703 units	2,280 + 414 = 2,694 units	2,280 + 446 = 2,726 units	2,280 + 414 = 2,694 units
Housing units per acre of open space	145 units/acre	145 units/acre	147 units/acre	145 units/acre

Employment Goal. In terms of the overall amount of open space, the Commercial Core exceeds the goal of providing at least one acre of open space for every 10,000 employees. Freeway Park and Waterfront Park, large spaces on the extreme eastern and western edges of the neighborhood, account for the relatively high acreage of open space.

Residential Goal. As with the employment goal, the amount of open space relative to housing units is well within the goal of one acre per 1,000 households.

Distribution Goal. Most of the Commercial Core between Union and James Streets and 1st and 5th Avenues currently lacks open space and would likely need about three sites (3/4-acre minimum) of space to meet the distribution goal. Planned open space on the City Hall and Public Safety Building sites and additional spaces on private development sites will likely accomplish the desired distribution.

Housing in the Commercial Core is concentrated along the southern edge adjacent to Pioneer Square and along the western edge, primarily in and around the Pike Place Market, along 1st Avenue, and along 2nd Avenue adjacent to the retail core. Future residential development is likely to continue to locate in these areas, which have reasonably good access to the open space resources along the harborfront. Since tourists and the Downtown working population also heavily use these open spaces, additional spaces that more directly serve the needs of the residential population may also be desirable.

Village Commons. Although not quite one acre in size, Westlake Park and Plaza already serve as the Commercial Core's "Village Commons."

Green Street Improvements Associated with Future Development

The substantial amount of development expected in the Commercial Core and Denny Triangle provides opportunities for carrying out Green Street improvements on development sites abutting designated Green Streets. The following is a list of proposed Green Street projects either being undertaken by the City or expected to occur as a result of private development on an abutting site:

Terry Avenue TDC Green Street demonstration project: Terry Avenue between Lenora and Virginia Streets (Denny Triangle);
2119 6th Avenue (UA Cinema site): portions of Blanchard between 5th and 6th Aves (Denny Triangle);
2300 5th Avenue: Bell Street between 5th and 6th Avenues (Denny Triangle).

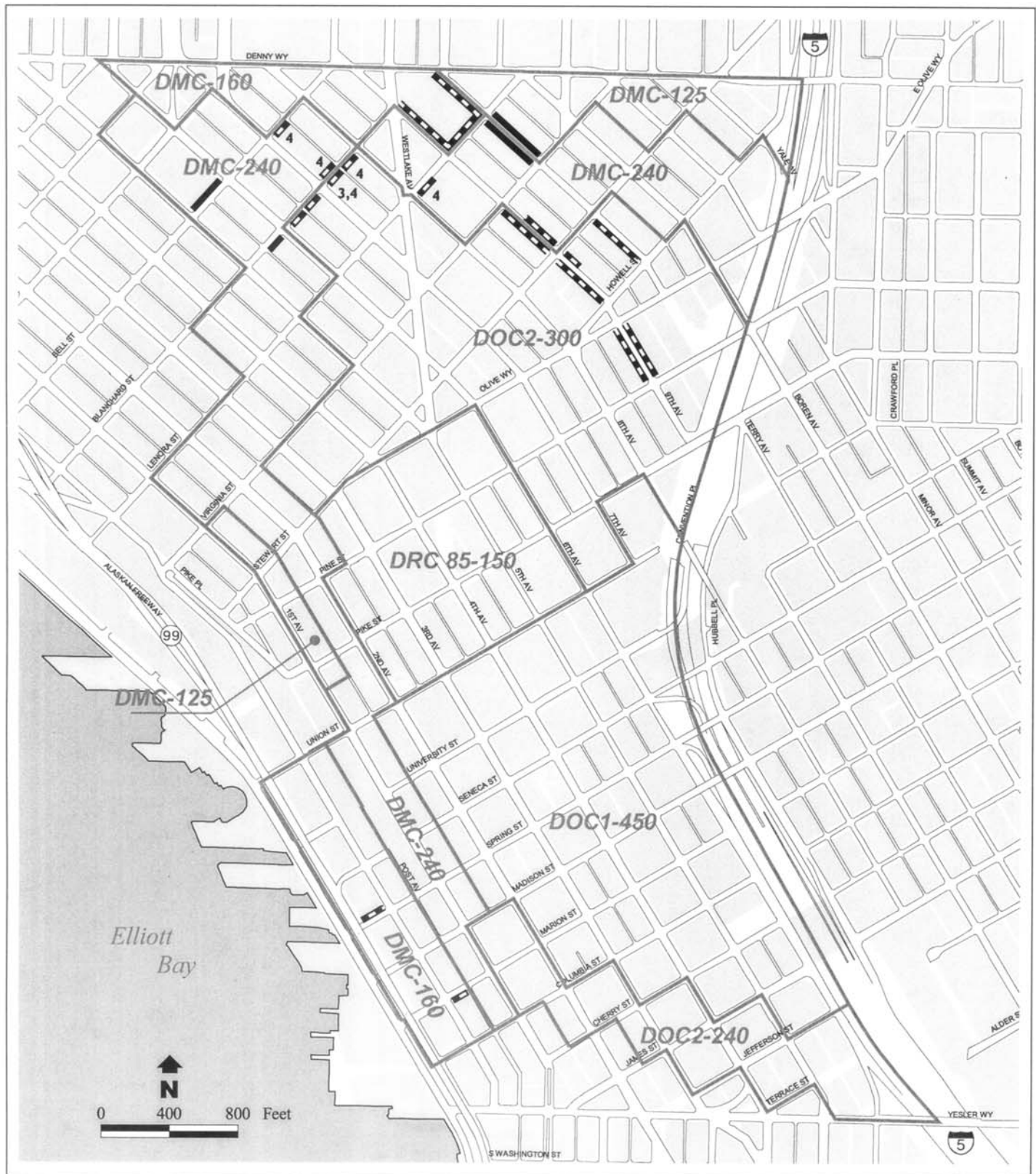
The locations of these Green Street projects are shown on Figure J-2 below.

Potential Green Street Improvements. Table J-13 below identifies projected development sites that abut designated Green Streets under the four alternatives. The locations of these projects are also shown on Figure J-2 below. The expectation is that these projects are most likely to take advantage of available development incentives for Green Street improvements, including floor area bonuses and contributions to TDC amenity credit funds for sites in the Denny Triangle under Alternatives 2, 3 and 4.

Table J-13
Potential Projects Abutting Green Streets

Project	Location	Abutting Green Street block	Alternative
Project 50 6 th /7 th Aves and Lenora/Blanchard Sts	DOC 2 300 Denny Triangle	Blanchard Street between 6 th and 7 th Avenues	1,2,3,4
Project 52 7 th Ave btwn Lenora and Blanchard Sts	DOC 2 300 Denny Triangle	Blanchard between 7 th Ave and mid- block	3, 4
Project 53 8 th Ave btwn Lenora and Blanchard Sts	DOC 2 300 Denny Triangle	Blanchard between 8 th Ave and mid- block	4
Project 65 7 th Ave btwn Blanchard and Bell Streets	DMC 240 Denny Triangle	Blanchard between 7 th Ave and mid- block Bell between 7 th Ave and mid-block	4
Project 57 Greyhound Bus Terminal site	DOC 2 300 Denny Triangle	9 th Avenue between Howell and Stewart Streets	1,2,3,4
Project 59 Gethesmane site	DOC 2 300 Denny Triangle	9 th Avenue between Stewart Street and mid-block	1,2,3,4
Project 61 800 Stewart St Bentall	DOC 2 300 Denny Triangle	9 th Avenue between Stewart and Virginia Streets	1,2,3,4
Project 62 1900 9 th Ave	DMC 240 Denny Triangle	9 th Avenue between Stewart and mid- block	1,2,3,4
Projects 58/59 Terry Ave btwn Howell and Stewart St	DOC 2 300 Denny Triangle	Terry Avenue between Howell and Stewart Streets	1,2,3,4
Projects 67/68 Terry Ave btwn Lenora and Virginia Sts	DMC 240	Terry Avenue between Lenora and mid- block	1,2,3,4
Project 24 2200 Westlake (Quinton Instruments site)	DMC 160 Denny Triangle	Terry Avenue btwn Denny Way and Lenora Street; 9 th Avenue btwn Westlake and Lenora Street Lenora Street between 9 th and Terry	1,2,3,4
Project 41	DMC 160 Commercial Core	Marion Street between Western Avenue and Post Alley	1,2,3,4
Project 42	DMC 160 Commercial Core	Spring Street between Alaskan Way and Western Avenue	1,2,3,4
Project 72	DMC 240 Denny Triangle	Lenora Street from 8 th Avenue to mid- block	4

Source: SPO, 2002



GREEN STREET IMPROVEMENTS

FIGURE J-2

- Green street improvements included in current projects
 - Potential green street improvements related to potential projects on redevelopment sites
- (unless a specific alternative is indicated by number, potential green street improvements are included in all alternatives)

Strategic Planning Office
City of Seattle
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